

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02016
Tabitha New Community 4th Addition

DATE: August 8, 2002

PROPOSAL: A final plat consisting of 35 lots and one outlot.

LAND AREA: 4.32 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-8, Block 8; Lots 17-27, Block 9; Lot 1, Block 10; Lot 1, Block 11; Outlots "A", "C", and "D"; and a portion of the remaining portion of Outlot "A", Tabitha New Community Addition, and a portion of vacated Farmstead Road, all located in the NE 1/4 of Section 1, T10N, R6E of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LOCATION: East of Enterprise Drive, north of Folkways Blvd.

APPLICANT: Brian D. Carstens & Associates
601 Old Cheney Road - Suite C
Lincoln, NE 68516
434-2424

OWNER: Southview, Inc.
3355 Orwell St.
Lincoln, NE 68516

CONTACT: Brian D. Carstens & Associates

EXISTING ZONING: R-3 under the Tabitha New Community C.U.P.

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-4 single family housing within the Tabitha C.U.P.
South: R-2 two-family housing and townhouses within the Tabitha C.U.P.
East: B-2 developing commercial across N. 27th Street
West: R-2 townhouses within the Tabitha C.U.P.

HISTORY: City Council accepted the Tabitha New Community 3rd Addition Preliminary Plat on **March 18, 2002.**

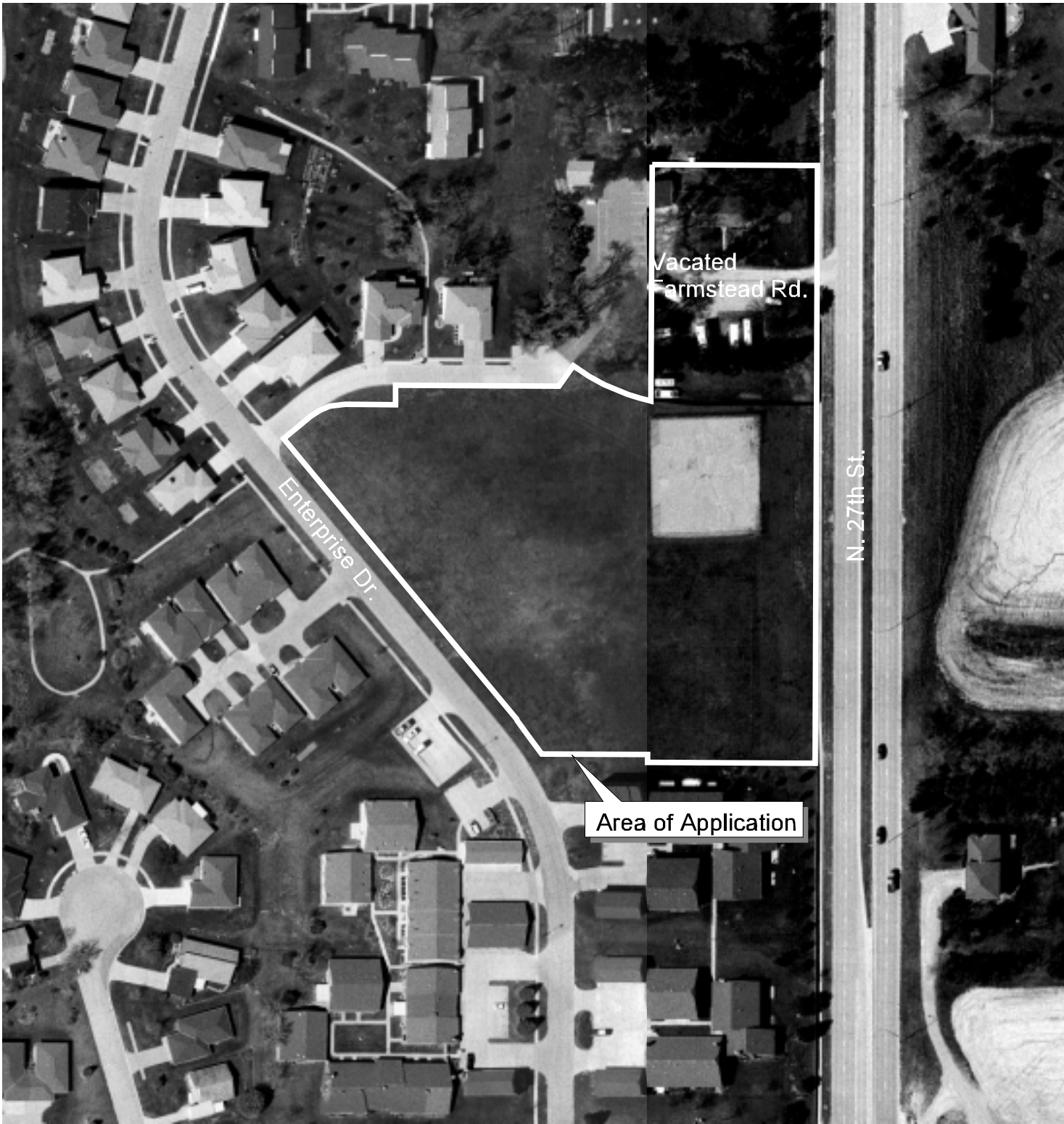
UTILITIES: Available

TRAFFIC ANALYSIS: N. 27th Street is classified as a principal arterial

ANALYSIS:

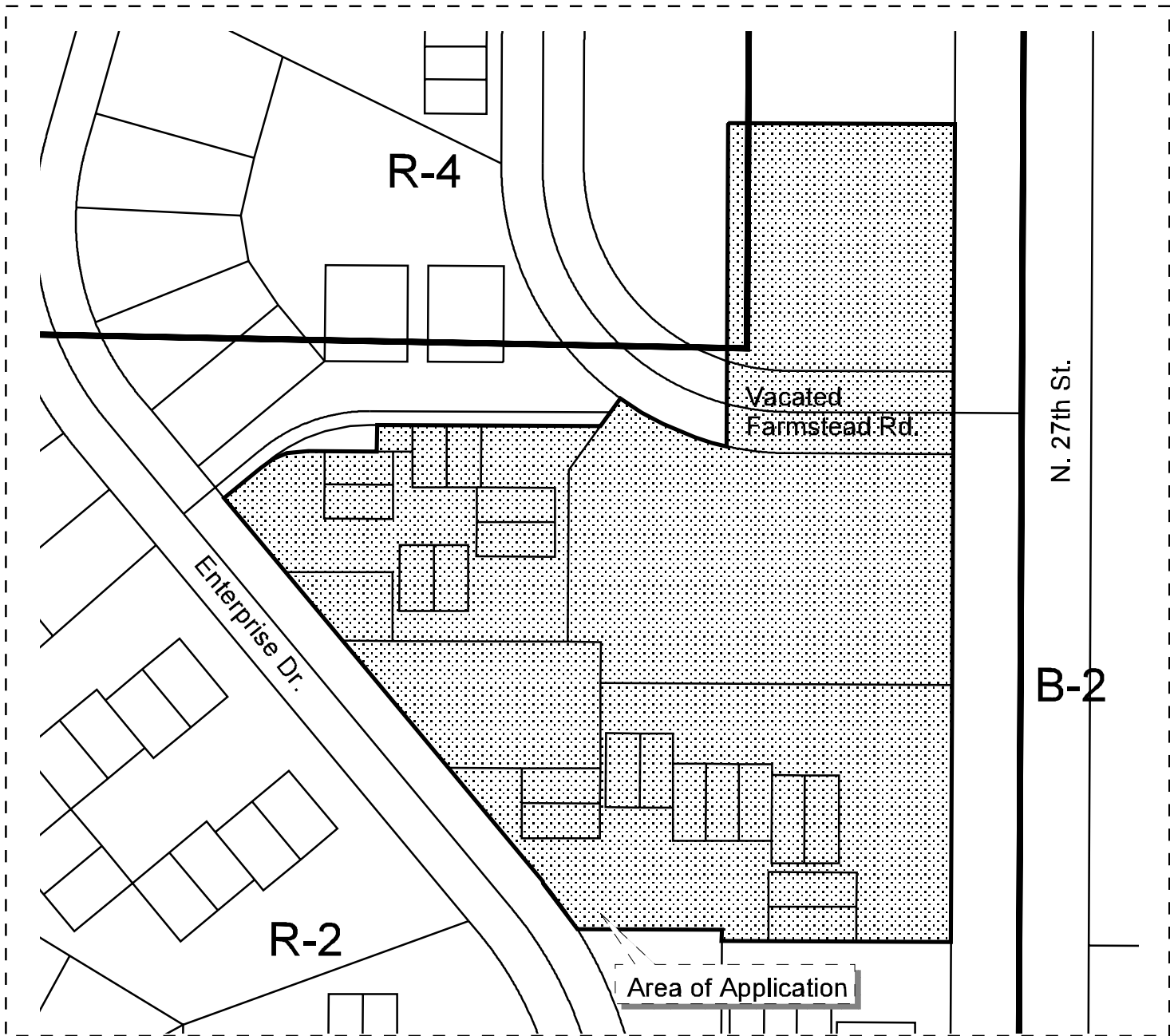
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of water mains and sanitary sewer. An Agreement for Escrow of Security Fund has been accepted for the completion of storm sewers, ornamental lighting, sidewalks, private roadways, setting permanent monuments, street trees, street name signs, and private detention cells.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Jason Reynolds
Planner



Final Plat #02016
Tabitha New Community 4th Add





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Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

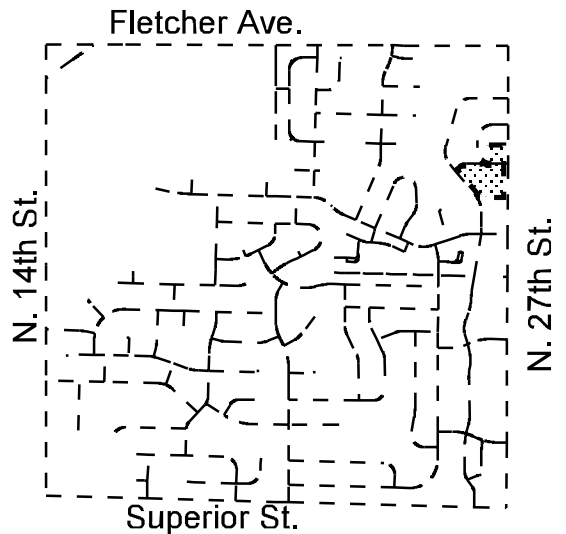
One Square Mile
Sec. 1 T10N R6E



Zoning Jurisdiction Lines



City Limit Jurisdiction



TABITHA NEW COMMUNITY 4TH ADDITION

FINAL PLAT

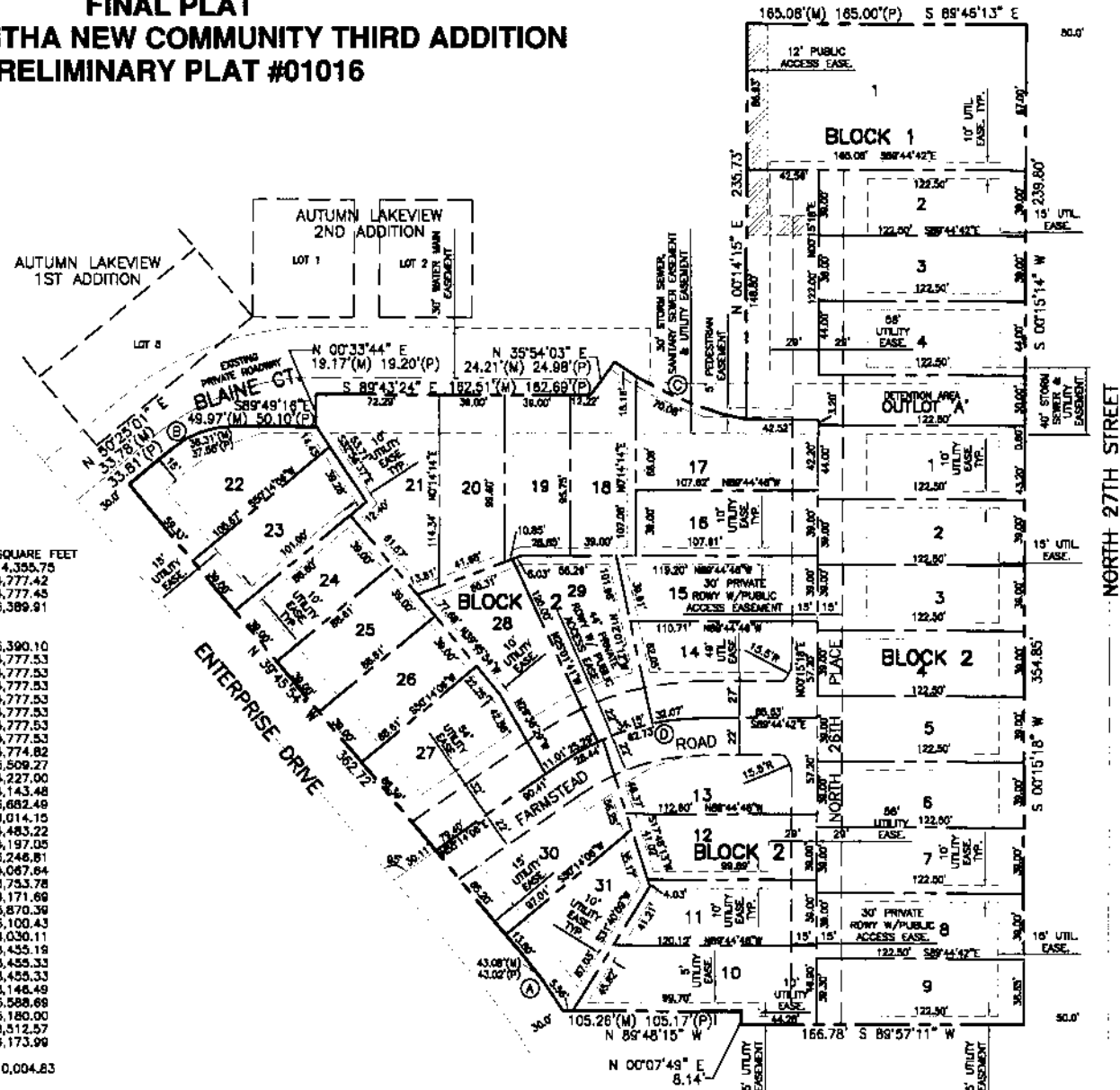
BASED ON TABITHA NEW COMMUNITY THIRD ADDITION
PRELIMINARY PLAT #01016

CURVE DATA:

- (A) $\Delta = 07^{\circ}44'59''$
 $R = 318.49'$
 $T = 21.57'$
 $L = 43.08'(M) 43.02'(P)$
 $LC = 43.05'$
 $CB = N 35^{\circ}53'24'' W$
- (B) $\Delta = 39^{\circ}54'32''$
 $R = 55.00'$
 $T = 19.97'$
 $L = 38.31'(M) 37.58'(P)$
 $LC = 37.54'$
 $CB = N 70^{\circ}11'01'' E$
- (C) $\Delta = 23^{\circ}20'46''$
 $R = 210.00'$
 $T = 43.39'$
 $L = 85.57'$
 $LC = 84.98'$
 $CB = S 86^{\circ}00'19'' E$
- (D) $\Delta = 35^{\circ}01'12''$
 $R = 150.00'$
 $T = 47.32'$
 $L = 91.68'$
 $LC = 90.28'$
 $CB = N 72^{\circ}44'42'' E$

LOT AREAS:

BLOCK 1	SQUARE FEET
LOT 1	14,355.75
LOT 2	4,777.42
LOT 3	4,777.43
LOT 4	5,389.91
BLOCK 2	
LOT 1	5,390.10
LOT 2	4,777.53
LOT 3	4,777.53
LOT 4	4,777.53
LOT 5	4,777.53
LOT 6	4,777.53
LOT 7	4,777.53
LOT 8	4,777.53
LOT 9	4,774.82
LOT 10	5,509.27
LOT 11	4,227.00
LOT 12	4,143.48
LOT 13	6,682.48
LOT 14	9,014.15
LOT 15	4,483.22
LOT 16	4,197.05
LOT 17	5,248.81
LOT 18	4,087.84
LOT 19	3,753.78
LOT 20	4,171.69
LOT 21	5,870.39
LOT 22	5,100.43
LOT 23	4,030.11
LOT 24	3,455.19
LOT 25	3,455.33
LOT 26	3,455.33
LOT 27	6,148.49
LOT 28	5,588.68
LOT 29	5,180.00
LOT 30	6,512.57
LOT 31	4,173.99
OUTLOT 'A'	10,004.83



SCALE: 1" = 40'